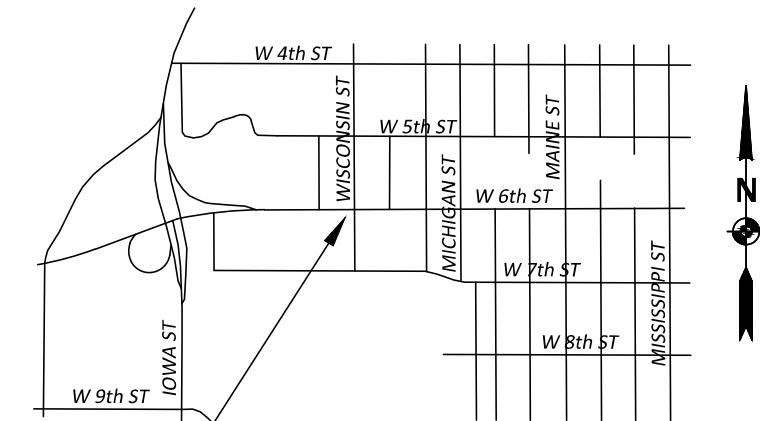


A MINOR SUBDIVISION/REPLAT OF SAID LOT 1 COLLEGE MOTEL ADDITION AND LOT 2A, AS SHOWN ON THE LOT SPLIT FOR LOTS 2 AND 3, COLLEGE MOTEL ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



*Community features within a mile: Hillcrest Elementary, Water Tower Park, West Middle School, Sunset Hill Elementary, Ludlum Park, Centennial Park, Lawrence Country Club, Kansas National Guard Armory, Lawrence Public Schools Admin., Peterson Park, Lawrence Memorial Hospital, Woody Park, Community Health Building, Kaw Water Treatment Plant, Sandra J. Shaw Community Health Park, Ventas Christian School, Burcham Park, Kansas River, Constant Park, Robinson Park, City Hall, US Post Office, Buford M. Watson Jr. Park, Pinkney Elementary, Clinton Park, Lawrence Public Library, Outdoor Aquatic Center, Fire Station #1, The University of Kansas,*

A re-plot of Lot 1 College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas being more particularly described as follows: Beginning at the Northeast corner of said Lot 1, College Motel Addition, and running on the East line of said Lot 1, 155.00 feet to the Southeast corner of said Lot 1; thence N89°55'58"W along the South line of said Lot, 155.00 feet to a point on the East line of said Lot 2A, 00°09'30"W, 12.00 feet to the Southeast corner of said Lot 2A; thence N89°55'58"W, 72.50 feet to the Southwest corner of said Lot 2A; thence N00°09'30"E, 277.00 feet to the Northwest corner of said Lot 2A; thence S89°55'58"E, 227.50 feet to the Point of Beginning. Containing 1.40 acres more or less.

*I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that the survey was completed by me or under my direct supervision and that the monuments shown herein actually exist and their positions are correctly shown. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for boundary surveys.*

RICHARD T. SCHMIDT, P.S. 919  
SCHMIDT, BECK & BOYD ENGINEERING, LLC  
1415 SW TOPEKA BLVD.  
TOPEKA, KS 66612



Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "Casey's Subdivision" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. Streets as shown and fully defined on this plat and not heretofore dedicated to public use are hereby so dedicated. An Easement is hereby granted to the City of Lawrence and public utility companies to enter upon, over and under those areas outlined on this plat as "Utility Easement" or "U.E."

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, SS:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid came \_\_\_\_\_, \_\_\_\_\_ of Casey's Retail Company, who is personally known to me to be the same person who executed, the within instrument of writing.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal the day and year last written above.

Notary Public

My Commission Expires:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE  
CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2017.

---

*Scott McCullough, Director of Planning and Development Services*

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Kevin R. Sontag, P.S. #1640  
Douglas County Surveyor

FILED FOR RECORD  
State of Kansas  
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, and is duly recorded at \_\_\_\_\_ AM/PM, in plat Book \_\_\_\_\_ Page \_\_\_\_\_.

*Register of Deeds*  
*Kay Pesnell*



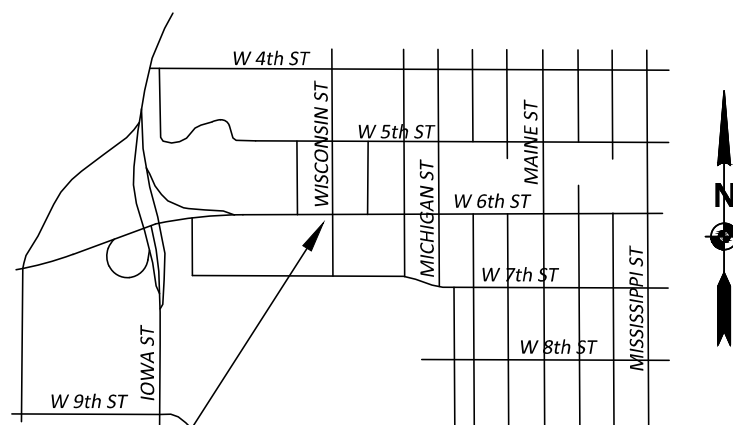
1415 SW Topeka Blvd.  
Topeka, KS 66612  
Ph: (785) 215-8630

|                |            |
|----------------|------------|
| SBB Proj. No.: | 17-119     |
| Drawn by:      | JEM        |
| Checked by:    | RS         |
| Date:          | 10/12/2017 |
| Scale:         | 1" = 20'   |
| Drawing No.:   |            |

Sh. 1 of 1

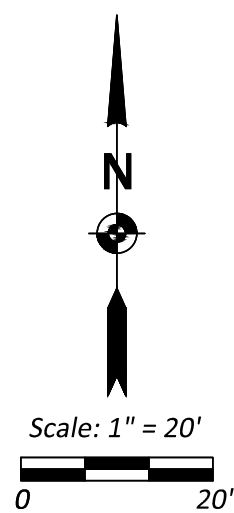


A MINOR SUBDIVISION/REPLAT OF LOT 1 COLLEGE MOTEL ADDITION AND LOT 2A, AS SHOWN ON THE LOT SPLIT FOR LOTS 2 AND 3, COLLEGE MOTEL ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.



Community features within a mile: Hillcrest Elementary, Water Tower Park, West Middle School, Sunset Hill Elementary, Ludlum Park, Centennial Park, Lawrence Country Club, Kansas National Guard Armory, Lawrence Public Schools Admin., Peterson Park, Lawrence Memorial Hospital, Woody Park, Community Health Building, Kaw Water Treatment Plant, Sandra J. Shaw Community Health Park, Ventas Christian School, Burcham Park, Kansas River, Constant Park, Robinson Park, City Hall, US Post Office, Buford M. Watson Jr. Park, Pinckney Elementary, Clinton Park, Lawrence Public Library, Outdoor Aquatic Center, Fire Station #1, The University of Kansas,

☐ FOUND CORNER AS NOTED  
 (REMONUMENTED IN CONCRETE)  
 (M) MEASURED  
 (P) PLAT  
 (D) DEED  
 R/W RIGHT-OF-WAY



*Chiseled Square on top of curb on the East side of Wisconsin Street, located 74.5' North Northeast from the Southeast corner of subject tract.  
Elevation = 912.57 (NAVD 88 Datum)*

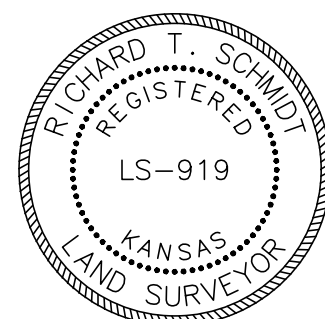
*Chiseled Square on top of curb on the West side of the drive entrance to 1803 W 6th Street, located 135.4' North Northwest from the Southwest corner of subject tract.*  
*Elevation = 925.79 (NAVD 88 Datum)*

1. The bearings are based on the Subdivision Plat of College Motel Addition as recorded in Book 17, Page 549.
2. This Minor Subdivision is a replat of Lot 1 College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas. Further division or consolidation of any lots contained in the Minor Subdivision is prohibited, and shall be processed as a Major Subdivision, unless the action meets the exception noted in Section 20-808(c)(5)(i).
3. Street trees shall be provided in accordance with the Master Street Tree Plan filed with the Register of Deeds Book 922, Page 1144. If street trees die, the property owner is responsible for replanting trees within one year. No trees on the right-of-way can be removed without the permission of the City of Lawrence Parks Department. Trees within the right-of-way require tree root protection within 10' radius of the tree trunk.
4. The City is hereby granted a temporary right of entry to plant the required street trees pursuant to Section 20-811(g) of the City Subdivision Regulations.
5. The property within this Minor Subdivision/Replat is zoned CN2. All new construction shall conform to the setback regulations of the CN2 zoned district as defined by the City of Lawrence Development Code.
6. The lots will be pinned prior to recordation of the Minor Subdivision/Replat at the Register of Deeds Office (per Section 20-811(k)).
7. No portion of this property is located within a designated "Special Flood Hazard Area" per FEMA Map.
8. This Minor Subdivision/Replat does not modify the existing right-of-way for 6th Avenue. Additional street right-of-way has been determined to not be necessary along Wisconsin Street to meet Land Development Code per Section 20-810(e)(5). No public improvements are proposed with Minor Subdivision.

Lot 1, College Motel Addition and Lot 2A, as shown on the Lot Split for Lots 2 and 3, College Motel Addition in the City of Lawrence, Douglas County, Kansas being more particularly described as follows: Beginning at the Northeast corner of said Lot 1, College Motel Addition, plat 100, containing 1.40 acres, more or less, in the City of Lawrence, Douglas County, Kansas, the Southeast corner of said Lot 1; thence N89°59'58" W along the South line of said Lot 1, 155.00 feet to a point on the East line of said Lot 2A, thence S00°09'30" W, 12.00 feet to the Southeast corner of said Lot 2A; thence N89°59'58" W, 72.50 feet to the Southwest corner of said Lot 2A, thence N00°09'30" E, 277.00 feet to the Northwest corner of said Lot 2A, thence S89°59'58" W, 227.50 feet to the Point of Beginning. Containing 1.40 acres more or less.

*I hereby certify that the details of this plat to be correct to the best of my knowledge and belief, that the survey was completed by me or under my direct supervision and that the monuments shown herein actually exist and their positions are correctly shown. This Minor Subdivision/Replat conforms to the Kansas Minimum Standards for boundary surveys.*

Date of survey completed in field \_\_\_\_\_



RICHARD T. SCHMIDT, P.S. 919  
SCHMIDT, BECK & BOYD ENGINEERING, LLC  
1415 SW TOPEKA BLVD.  
TOPEKA, KS 66612

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted as a Minor Subdivision under the name of "Casey's Subdivision" and have caused the same to be subdivided into lot(s) as shown and fully defined on this plat. Streets as shown and fully defined on this plat and not heretofore dedicated to public use are hereby so dedicated. An Easement is hereby granted to the City of Lawrence and public utility companies to enter upon, over and under those areas outlined on this plat as "Utility Easement" or "U.E."

Casey's Retail Company

STATE OF KANSAS  
COUNTY OF \_\_\_\_\_, SS:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a notary public in and for the County and State aforesaid came \_\_\_\_\_, \_\_\_\_\_ of Casey's Retail Company, who is personally known to me to be the same person who executed, the within instrument of writing.

*IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal the day and year last written above.*

Notary Public

My Commission Expires: \_\_\_\_\_

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE  
CITY OF LAWRENCE & THE UNINCORPORATED AREA OF DOUGLAS COUNTY, THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2017.

*Scott McCullough, Director of Planning and Development Services*

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005.

Kevin R. Sontag, P.S. #1640 \_\_\_\_\_ Date \_\_\_\_\_  
Douglas County Surveyor

FILED FOR RECORD  
State of Kansas  
County of Douglas

This is to certify that this instrument was filed for record in the office of the Douglas County Register of Deeds on this \_\_\_\_\_ day of \_\_\_\_\_ 2017, an is duly recorded at \_\_\_\_\_ AM/PM, in plat Book \_\_\_\_\_ Page \_\_\_\_\_.

Register of Deeds  
Kay Pesnell



*Schmidt, Beck & Boyd  
Engineering, LLC*

1415 SW Topeka Blvd  
Topeka, KS 66612  
Ph: (785) 215-8630

|                |            |
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